

JAIME'S ABCDE NEWSLETTER – 5/18 and 5/19/2020

- A) We continued our conversations on the new HUD guidance from January 28, 2020 on Assistance Animals. <https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf> and I provided and walked through some additional resources for your use which are located on the Boylan Code real estate roundtable site.
- B) The first, was a form that I adopted to the new HUD guidance and could be used to verify someone's need for a support animal by a healthcare provider.
- C) The second form is the animal responsibility addendum that we had copyrighted and prepared a few years ago. This form allows a property to use this as a pet addendum and also for assistance animals. Some of the highlights include having everyone sign on to this addendum even if they do not have an animal at the time of move in, to require them to gain permission prior to the animal being on property, and no allowances for visiting animals. We touched on how the document should work, that those paragraphs with redlines should act as a training/policy tool that in the instance a reasonable accommodation to your pet rules has to be made, all the paragraphs in red will have to be waived.
- D) I also created a flow chart to demonstrate whether you can initiate and file and eviction on June 20, 2020, the original date set for the eviction moratorium to expire. As you recall, Governor Cuomo issued an extension of that moratorium under Executive Order 202.28 but it does not cover all circumstances.
- E) The Senate is expected to return virtually next week. It is more important then ever that we continue to demonstrate how the moratorium is adversely affecting landlords and tenants. I have a call of action to this group to prepare a video based on any violence, damage to property or threats to management as I am trying to get an exception to the Executive Order that will allow for evictions to proceed now based on these issues.

Bonus reminder: Eviction Referral Process- I am accepting referrals for eviction just to make sure we can start the data collection process and import the information into petition form to get it ready. I am not suggesting anyone start to serve the 5-day notice by certified mail or 14-day notice to quit until June and subject to the flow chart recommendations. I encourage people who know they will have



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many to let us know in advance so we can get things done asap.

Jaime Michelle